GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:2359
ANSWERED ON:19.03.2002
ADDITIONAL FLOOR AND INCREASE IN FLOOR AREA RATIO
DALPAT SINGH PARASTE

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether the recommendations of the Malhotra Committee are likely to be applicable in favour of Work Housing Cooperative Societies also; and

(b) if so, the details regarding the area of balcony allowed to increase and it will be one side or can be constructed surrounding the quarter/flats as per the situation alongwith the details of recommendations made in this regard?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI BAN DATTATREYA)

(a)&(b): Floor Area Ratio (FAR) in the residentialbuildings was increased by Government Gazette Notification dated 23.7.1998. However, further notification was issued by the government on June 7,2000 wherein it was stipulated that building plans to be sanctioned in accordance with the amended Building Bye-laws of 1998 would be subject to provision of the layout plans and service plans already sanctioned and no layout plan and service plan should be amended till provision of required municipal services are ensured. This applies to Co-operative Societies also.

As per Government`s Gazette Notification dated 19.12.2001, maximum width of balcony in Group Housing Societies inDelhi has been increased from 3 ft. to 4 ft. It has been stated by the DDA that as per resolution No.36 dated August 1997, a mazimum area of 3.5 sq.mt. per balcony is permissible and the maximum number of balconies are allowed as per the number of bed rooms in a dwelling unit.